

FILE NO.: Z-8952

NAME: Associates Physical Therapy and Pain Short-form PD-O

LOCATION: Located at 1601 Aldersgate Road

DEVELOPER:

Associated Physical Therapy and Pain Management
11900 Kanis Road Suite D-4
Little Rock, AR 72211

SURVEYOR:

Brooks Surveying
20820 Arch Street Pike
Hensley, AR 72085

AREA: 1.38 acres NUMBER OF LOTS: 1 zoning lot FT. NEW STREET: 0 LF

CURRENT ZONING: R-2, Single-family

ALLOWED USES: Single-family residential

PROPOSED ZONING: PD-O

PROPOSED USE: Physical therapy and clinic

VARIANCE/WAIVERS: None requested.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The request is a rezoning from R-2, Single-family to PD-O to allow the construction of a new 3,500 square foot medical office for an outpatient physical therapy clinic. The development is proposed with a single drive from Aldersgate Road to access a 23-space parking area. The site plan includes an area for future expansion with a similar size building and 14 additional parking spaces. The applicant has indicated the user of the future building would be a medical office user or a general and professional office user. In the short-term the area for the future office building will be sown with native grass and wild flowers. The applicant has indicated the area may be transformed into a grass field for the purpose of rehabilitation drills for agility and proprioception training. If the area

becomes an area for outdoor training the existing scrub brush within the area will be removed and minimal leveling performed to prepare the field for use.

The request includes the abandonment of a 20-foot alley located within the proposed development area. The alley is a north/south alley between Lots 11 and 12 and Lots 13 and 14 Block 16 of the Hicks Interurban Subdivision. The alley is 10-foot wide and extends from now closed West 16th Street 100-feet to the applicant's southern property line. The wastewater utility has requested the alley be retained as an easement but has consented to the abandonment of the area as a public right of way.

B. EXISTING CONDITIONS:

The property contains a two-story structure which appears to be in a declining state of repair. South and southwest of the site are relatively new buildings constructed as office uses including medical office, construction offices, insurance offices and professional office users. There are a number of new single-family homes which have been constructed in the area to the east and southeast of the site along Nichols Road, Wilson Road and Perry Street. There is a property zoned R7-A to the east which contains a manufactured home. North of the site are office uses, a dentist and a medical office. Northwest of the site is a property zoned POD which was approved as a single-family residence and the sale of Persian Rugs. Further north is a property recently rezoned to PD-R to allow the development of multi-family housing.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received one informational phone call from an area property owner. All property owners located within 200-feet of the site along with the John Barrow Neighborhood Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Aldersgate Road is classified on the Master Street Plan as a collector street. A dedication of right-of-way 30-feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Aldersgate Road including 5-foot sidewalks with the planned development. The new back of curb should be located approximately 15.5-feet from centerline and tie into existing improvements on the north and south.
3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.

4. The proposed driveway should be constructed of concrete and no wider than 26-feet. No more than one (1) driveway is allowed by City code.
5. Right of way and street improvement requirements to Perry Street will be reviewed at the time of building permit for the second building.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has no objection to this proposal.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. A water main extension will be needed to provide water service to this property.
3. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
4. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
5. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
6. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
7. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

8. Contact Central Arkansas Water if additional fire protection or metered water service is required.
9. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
10. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.
11. Fire sprinkler systems which do not contain additives such as antifreeze shall be isolated with a double detector check valve assembly. If additives are used, a reduced pressure zone backflow preventer shall be required.
12. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.

Fire Department: Fire hydrants per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Proposed site is ¼ mile form Route #3 bus stop at Kanis and Aldersgate.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Building Code: Project is a change in occupancy and is therefore subject to current building code requirements. Review and approval is required by Building Codes Division before occupancy takes place. For information on submittal requirements and the review process, contact a commercial plans examiner: Curtis Richey at 501.371.4724; crichey@littlerock.org or Mark Alderfer at 501.371.4875; malderfer@littlerock.org.

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Suburban Office (SO) for this property. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The applicant has applied for a rezoning from R-2 (Single Family District) to PDO (Planned District Office) to develop a medical related use on the site.

Master Street Plan: Aldersgate Road is shown as a Collector on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. A minimum nine (9) foot wide buffer (the minimum width) is required along Aldersgate Road and Perry Street. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the City's Landscape Ordinance requirements.
3. Screening requirements will need to be met for the vehicular use areas adjacent to street right-of-ways. Provide screening shrubs with an average linear spacing of not less at three (3) feet within the required landscape area. Provide trees with an average linear spacing of not less than thirty (30) feet.
4. A perimeter planting strip is required along any side of a vehicular use area that abuts adjoining property. This strip shall be at least nine (9) feet wide. Provide trees with an average linear spacing of not less than thirty (30) feet within the perimeter planting strip. Provide three (3) shrubs or vines for every thirty (30) linear feet of perimeter planting strip.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
6. Eight percent (8%) of the vehicular use area must be designated for green space; this green space needs to be evenly distributed throughout the parking area(s). The minimum size of an interior landscape area shall be one hundred fifty (150) square feet for developments with one hundred fifty

- (150) or fewer parking spaces. Interior islands must be a minimum seven and one half (7 1/2) feet in width. Trees shall be included in the interior landscape areas at the rate of one (1) tree for every twelve (12) parking spaces.
7. An irrigation system shall be required for developments of one (1) acre or larger.
 8. For developments of less than one (1) acre there shall be a water source within seventy-five (75) feet of the plants to be irrigated.
 9. All ground-mounted mechanical systems and trash receptacles and pickup shall be oriented away from a primary street side of the property and screened from the public right-of-way. Ground-mounted mechanical systems and trash receptacles shall be placed adjacent to alleys if alleys are available.
 10. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (June 4, 2014)

The applicant was present. Staff presented an overview of the development stating there were a number of outstanding technical issues associated with the request. Staff stated the site plan as presently prepared did not allow for adequate circulation on the site. Staff stated in addition the plan included two (2) driveway locations on Aldersgate Road which would not be allowed. Staff questioned the location of the dumpster facility, the location of any proposed signage and details of any proposed fencing.

Public Works comments were addressed. Staff stated right of way dedication and boundary street improvements were required with the redevelopment of the site. Staff stated a grading permit was required prior to any construction on the site. Staff also stated the driveway was to be a concrete apron no wider than 26-feet.

Landscaping comments were addressed. Staff stated a minimum landscape strip of 9-feet was required around the perimeters of the site. Staff stated a minimum of eight (8) percent of the interior was required to be landscaped with landscape islands of 150 square feet in area. Staff stated screening was required on the perimeters where the development abutted residentially zoned or used property.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan addressing staff's concerns raised at the June 4, 2014, Subdivision Committee meeting. The request is a rezoning from R-2, Single-family to PD-O to allow the construction of a new 3,500 square foot single story building to be used as a medical office for an outpatient physical therapy clinic. The hours of operation are proposed from 7 am to 6 pm Monday through Friday.

The plan provided based on Subdivision Committee comments has reduced the driveways on Aldersgate Road from two (2) to one (1) has provided parking and access drives to provide adequate circulation around the site and indicated the development will not utilize a dumpster. The applicant has indicated signage along the north façade of the proposed building and also on the north façade of the proposed future building. The sign locations are located without public street frontage but are placed on the front façades of the proposed buildings. The applicant has also indicated the development will utilize a ground sign to be shared between the two potential buildings placed within the landscape area on Aldersgate Road. The sign will be a maximum of six (6) in height and seventy-two (72) square feet in area.

The development is proposed with a single drive from Aldersgate Road to access a 23-space parking area. The applicant has indicated there will be six (6) employees including three (3) physical therapists and here (3) support staff members. Parking for a medical office facility is typically required at six (6) parking spaces per doctor. Based on six (6) spaces per doctor a total of eighteen (18) parking spaces would typically be required. The parking as indicated is adequate to serve the proposed office use.

The site plan includes an area for future expansion with a similar size building and fourteen (14) additional parking spaces. The applicant has indicated the user of the future building would be a medical office user or a general and professional office user.

The site plan has not addressed the building setback or street buffer requirement along Aldersgate Road or Perry Street. A minimum building setback of 25-feet from each of the abutting streets is required. The street buffer (landscape strip) should be a minimum of 17-feet on each street. Staff recommends the applicant provide a site plan which complies with the building setback and street buffer requirements. In addition the property to the south is zoned and/or used as residential therefore a 9-foot buffer is required of which 70-percent is to remain undisturbed. The applicant will be required to replant and screen the buffer in this area with the redevelopment of this site. The screening must be provided in the form of a six (6) foot opaque screening fence or with the placement of evergreen plantings a minimum of six (6) feet in height.

In the short-term the area for the future office building will be sown with native grass and wild flowers. The applicant has indicated the area may be transformed into a grass field for the purpose of rehabilitation drills for agility and proprioception training. If the area becomes an area for outdoor training the existing scrub brush within the area will be removed and minimal leveling performed to prepare the field for use.

The request includes the abandonment of a 20-foot alley located within the proposed development area. The alley is a north/south alley between Lots 11 and 12 and Lots 13 and 14 Block 16 of the Hicks Interurban Subdivision. The alley is 10-foot wide and extends from now closed West 16th Street 100-feet to the applicant's southern property line. The alley has not been constructed. The City's wastewater utility has requested the alley be retained in its entirety as a utility easement but has consented to the abandonment of the area as a public right of way. Public Works has requested the area be retained as a drainage easement.

Staff is supportive of the request. The area is shown on the City's Future Land Use Plan for development as Suburban Office. The Suburban Office category provides for developments of low intensity office or office parks uses in close proximity to lower density residential areas to assure compatibility. Within the general area there are a number of new single-family homes being developed on Junior Deputy Road, Nichols Road, Wilson Road and Perry Street. In addition the Commission has recently recommended approval for rezoning's to PD-R and/or R-4, Two-family to allow the development of duplex housing in the area. Staff feels the office development as proposed is consistent with the development guidelines of the City's Future Land Use Plan for Suburban Office. Staff feels the rezoning to PD-O to allow the construction of an office building as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends the applicant provide a site plan which complies with the building setback, street buffer and screening requirements of the zoning and landscape ordinances for Aldersgate Road and Perry Street.

Staff recommends approval of the easement abandonment request provided the area be retained as a utility and drainage easement.

PLANNING COMMISSION ACTION:

(JUNE 26, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation the applicant provide a site plan which complied with the building setback, street buffer and screening requirements of the zoning and landscape ordinances for Aldersgate Road and Perry Street. Staff also presented a recommendation of approval of the easement abandonment request provided the area be retained as a utility and drainage easement.

There was no further discussion of the item. The chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 10 ayes, 0 noes and 1 absent.